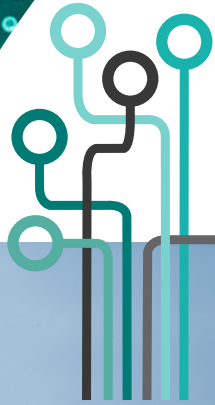


COMING SOON
A new flex-office destination



GOODYEAR TECH CENTER

CONCEPTUAL &
SUBJECT TO CHANGE

NEC N BULLARD AVENUE & I-10
GOODYEAR, ARIZONA 85395

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SIHI SUNBELT
INVESTMENT HOLDINGS INC.

CBRE

SITE FEATURES

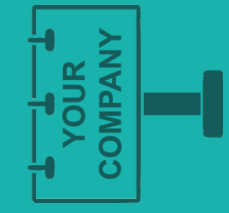
abundant benefits



5.34 / 1,000 parking
(534 spaces)



I-10 Freeway frontage



Freeway monument
signage available



±200,000 vehicles pass
daily on I-10*



Walking distance
amenities

*ADOT Data Management System
June 2019



BUILDING FEATURES

flexible capability



- ±100,000 SF Flex-Office Building
- Expandable to ±200,000 SF
- ±40'x 60' column spacing
- ±26' clear height
- ±5" concrete floor
- Metal R-30 roof
- Second-level mezzanine capable
- Tilt-wall construction
- APS: 3000 amps 277/480V
- Fire sprinklers
- Grade-level loading

NOT TO SCALE
SUBJECT TO CHANGE

NOT TO SCALE
SUBJECT TO CHANGE



GOODYEAR TECH CENTER



±1.56M workforce population within a 30-minute drive



Professional workers: ±62.4% of existing labor pool



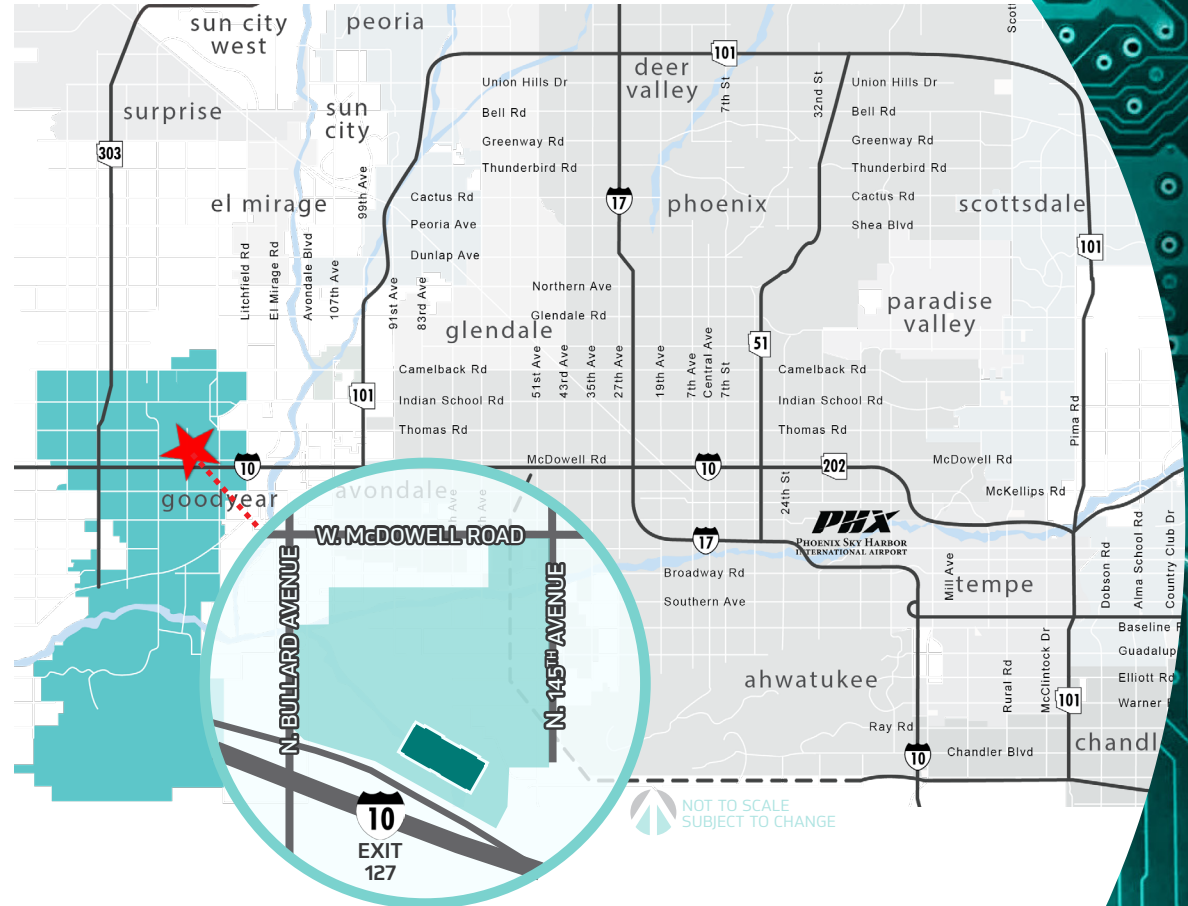
Ranked in America's Top 10 Best Cities to Live (24/7 Wall St)



One of the fastest growing cities in the country (U.S. Census Bureau)

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Source: www.goodyearaz.gov/